



★ WILLIS STREET ★

Lampasas, Texas • 6± Acres • \$596,500



Willis Street

Enter the property via the impressive, double gated and coded entrance made of masonry and steel and progress up the winding concrete driveway to the hilltop setting of this pretty home overlooking the city of Lampasas located on nearly 6 acres. Originally built in 1987, the 3BR/2.5B contains $\pm 2,000$ sq. ft. and is served by city water and sewer. The residence recently underwent extensive interior remodeling and also received a new roof in 2018. Pecan and oak trees abound with cool St. Augustine grass covering the huge yard, all watered by the underground sprinkler system and surrounded by pipe post with top rail and no-climb net wire fencing, although it is quite common to see a whitetail deer or two laying in the shade of the pecans and soaking up the peace and quiet. There is also a large fenced garden area, and a large, shaded dog kennel area along with a small storage building. Included in this offering is the massive shop building set up to support and maintain equipment which is a 50' x 75' (3,750 sq. ft.) all steel main building on concrete with a connecting 30' x 75' (2,250 sq. ft.) shed for equipment storage that also contains the 15' x 25' office complex complete with 2 bathrooms (1 for the office & 1 for the shop) and a kitchenette. All completely wired throughout and plumbed with city water and it's own dedicated septic system.

Call Listing Agent **Greg Collins** at **512-525-1851** for more information. Co-listed with Bobby Seller, of Texas Ranch Sales.

Directions: Travel FM 580/W North Ave, turn Right FM 580/Nix Rd. Then take a left onto N. Willis Street. Geo-coordinates at the front gate are 31.0663, -98.2038

FEATURES

MAIN HOME:

- Custom Built In 1987
- ±2000 Square Ft Of Living Area
- Completely Remodeled In 2015
- New Roof (Composition) Installed In 2018
- Brick Exterior
- Covered Front Porch With Stunning Sunrise Views
- Open, Sweeping Floor Plan
- Floor Coverings (Bedrooms Are Carpeted, All Other Areas Are Tiled)
- Large, Open Area Living Room Area (21' X 19') With Cathedral, Wood, Beamed Ceiling
- Functional, Real Wood-Burning Fireplace
- Master Bedroom (16' X 16') W/ Large Walk-In Closet And Built-In Desk & Bookshelves, And French Doors Accessing Rear Porch.
- Master Bath (12' X 8') W/ Built-Ins, Double Vanity, Large Tub, And Separate Large, Tiled, Glass, Walk-In Shower
- #2 Bedroom (13' X 12') W/Walk-In Closet, And Built-In Desk & Bookshelves
- #3 Bedroom (12' X 11') W/Walk-In Closet, And Built-In Desk & Bookshelves
- Shared Bath (8' X 7') W/Built-Ins, Vanity, Tub/ Shower And Unique Wood-Lined Skylight
- Large Covered Rear Porch Area, Readily Shaded Until Sunset By Large Pecan Trees
- Hot Tub Area W/Privacy Fence
- Open, Modern Kitchen W/Bar & Dining Area
- Spacious Cabinets & Pantry
- Stainless Steel Appliances Throughout
- Granite Countertops
- Electric (4 Burner) Cooktop & Double Oven

With Built-In Microwave

- Mud/Laundry Room (11' X 9') With Built-In Cabinets, Wash-Up Sink, Gas Water Heater And 1/2 Bath (9' X 3') Which Also Houses the Water Softening System
- 2 Car Garage (23' X 22') With Automated Roll-Up Doors and Additional Storage Room
- City Water and Sewer

HOMESTEAD AREA:

- Magnificent Steel And Native Stone Automated, Double, Gated Entrance With Individually Coded Keypads
- Driveway (100% Concrete) Leading To House With Adjoining Concrete Pad Potentially Suitable For Extra Garage, Storage Building Or Covered Bbq/ Fire Pit Area.
- Driveway Leading To Shop (50% Concrete/ 50% All-Weather Road Base Material)
- Lush St. Augustine Grass In Front & Back Yard(s), Remainder Comprised Of Native Grasses Common To Central Texas
- Underground Sprinkler System
- Big Oaks, Numerous Improved Variety, Various Sized, Producing Pecan Trees
- Perimeter Fencing Contains (50%) Pipe And Top Rail W/Non-Climb Net Wire (Along Driveway And Back Yard), (10%) Privacy Fence Adjoining Neighbor, (20%) Typical Barbed Wire & Net Wire Pasture Fence, Street Front (10%) Has Pipe Posts Installed Only, Remainder Is Unfenced
- Large Garden Area, Fenced With Pipe & Top Rail, Non-Climb Wire & Water Readily Available
- Chicken, Quail, Or Duck Pen & Separate Dog

Pen, All Fenced With Pipe & Top Rail, Non-Climb Net Wire, And Tree Shaded, All With Water Readily Available

- Numerous Marten Bird Houses Installed On Poles
- Small Utility Shed/Portable Building For Extra Storage
- 2 Electric Meters (House & Shop Building)

SHOP & OFFICE COMPLEX:

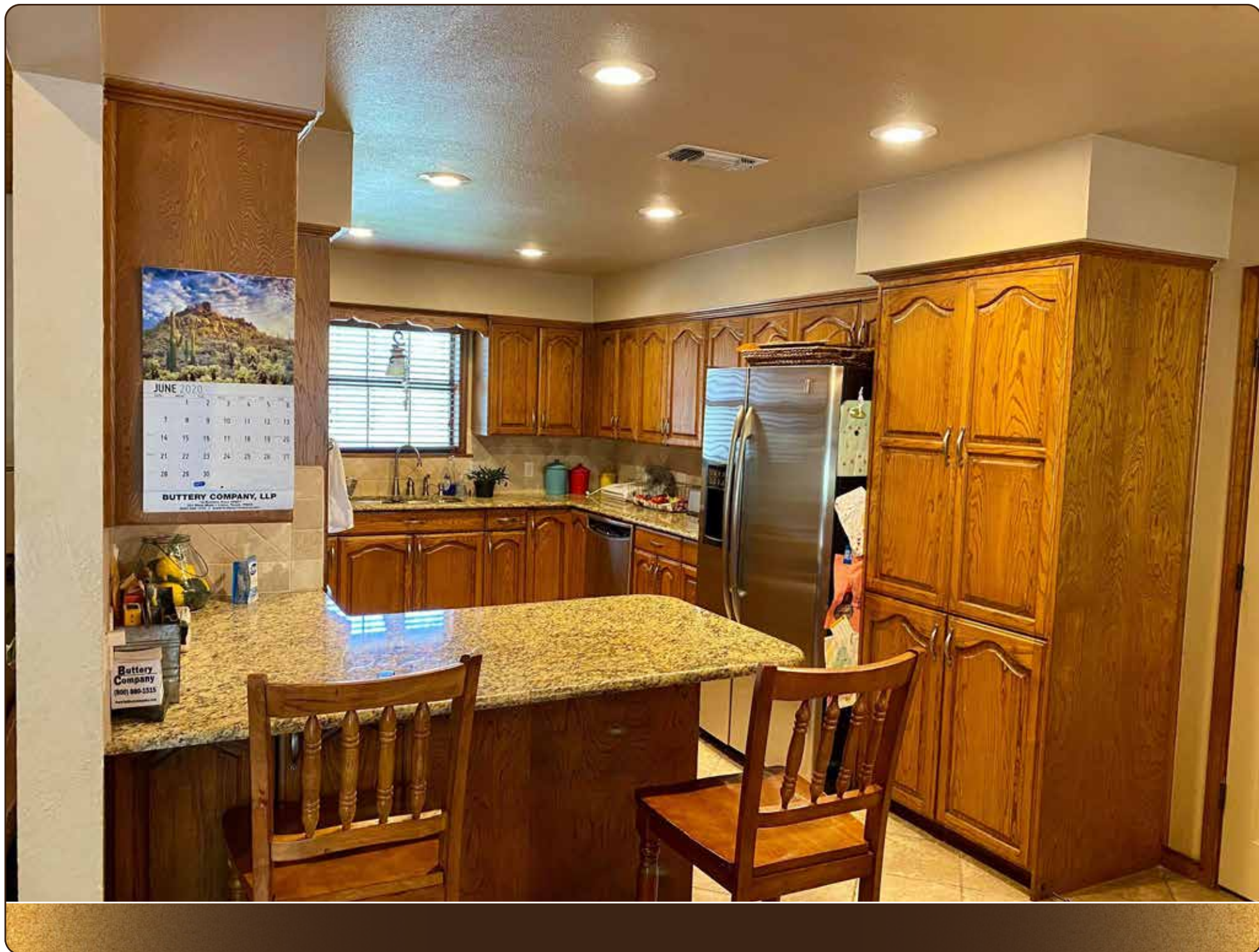
- Shop Building Set Up To Support And Maintain Equipment For Personal Use
- Shop Is Surrounded By All-Weather Road Material
- Main Shop Building = 50' X 75' (3,750 Sq. Ft.) All Steel, With Concrete Floor
- Connecting 30' X 75' (2,250 Sq. Ft.) Steel Rear Shed Area For Equipment Storage And Housing The Office Complex
- 15' X 25' Office Complex Complete With Kitchenette & 2 Bathrooms (One Inside The Office & One Outside The Office For Shop Use)
- 3 - 14' X 14' Roll Up Doors
- 2 - 10' X 10' Roll Up Doors
- Side Access Door
- Completely Wired Throughout
- Posts Already Set To Install Additional Shed Area In The Future
- City Water
- Dedicated Septic System

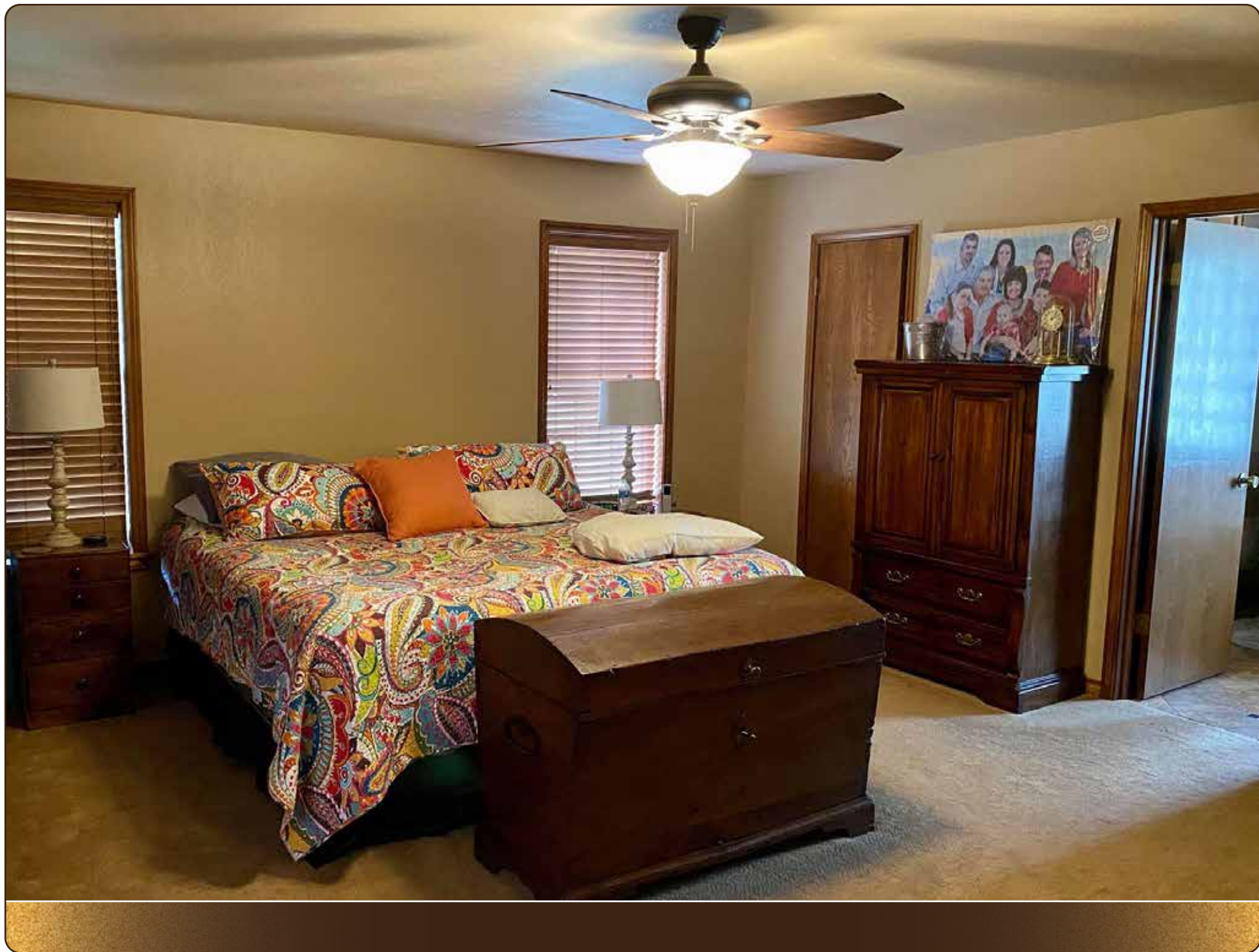


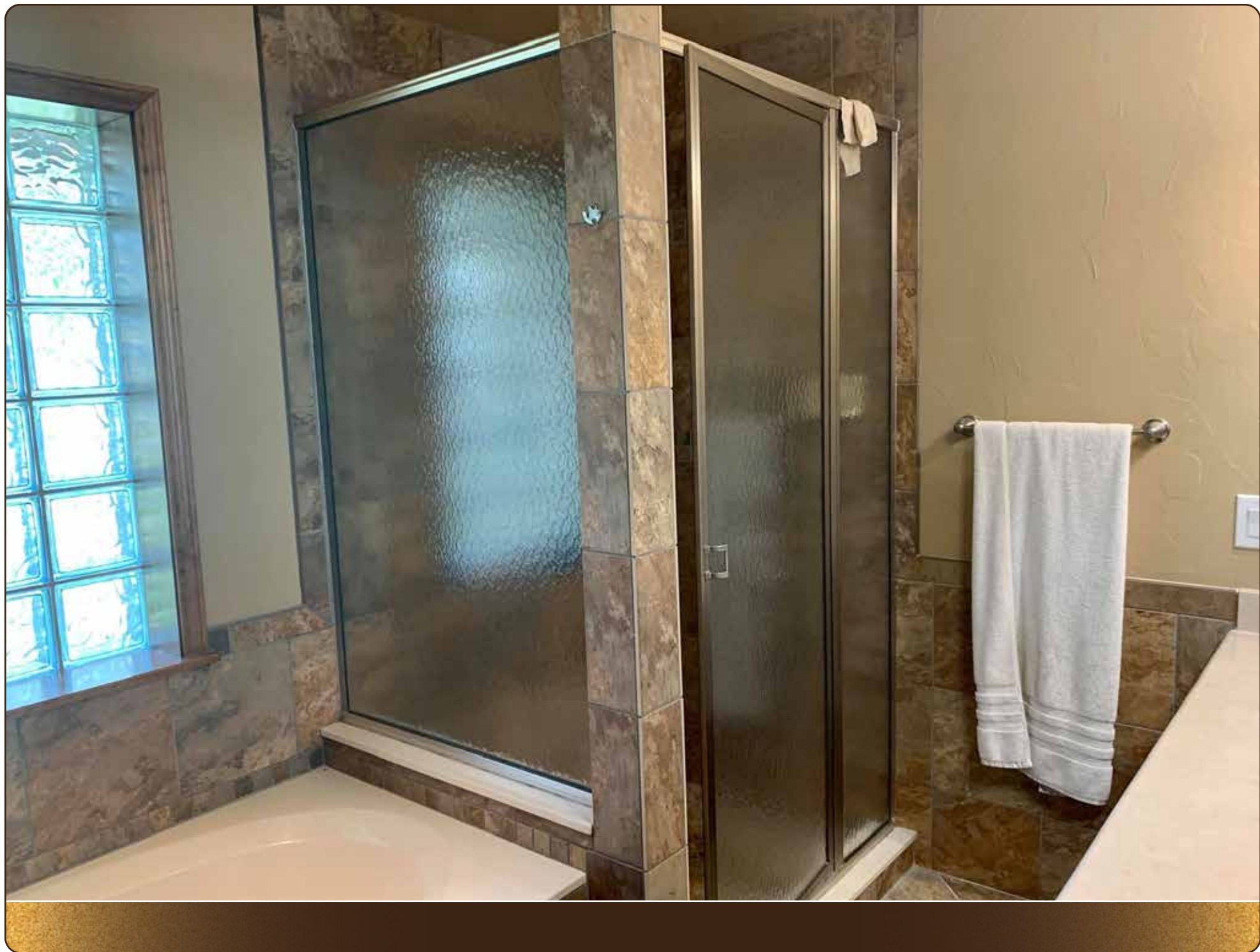


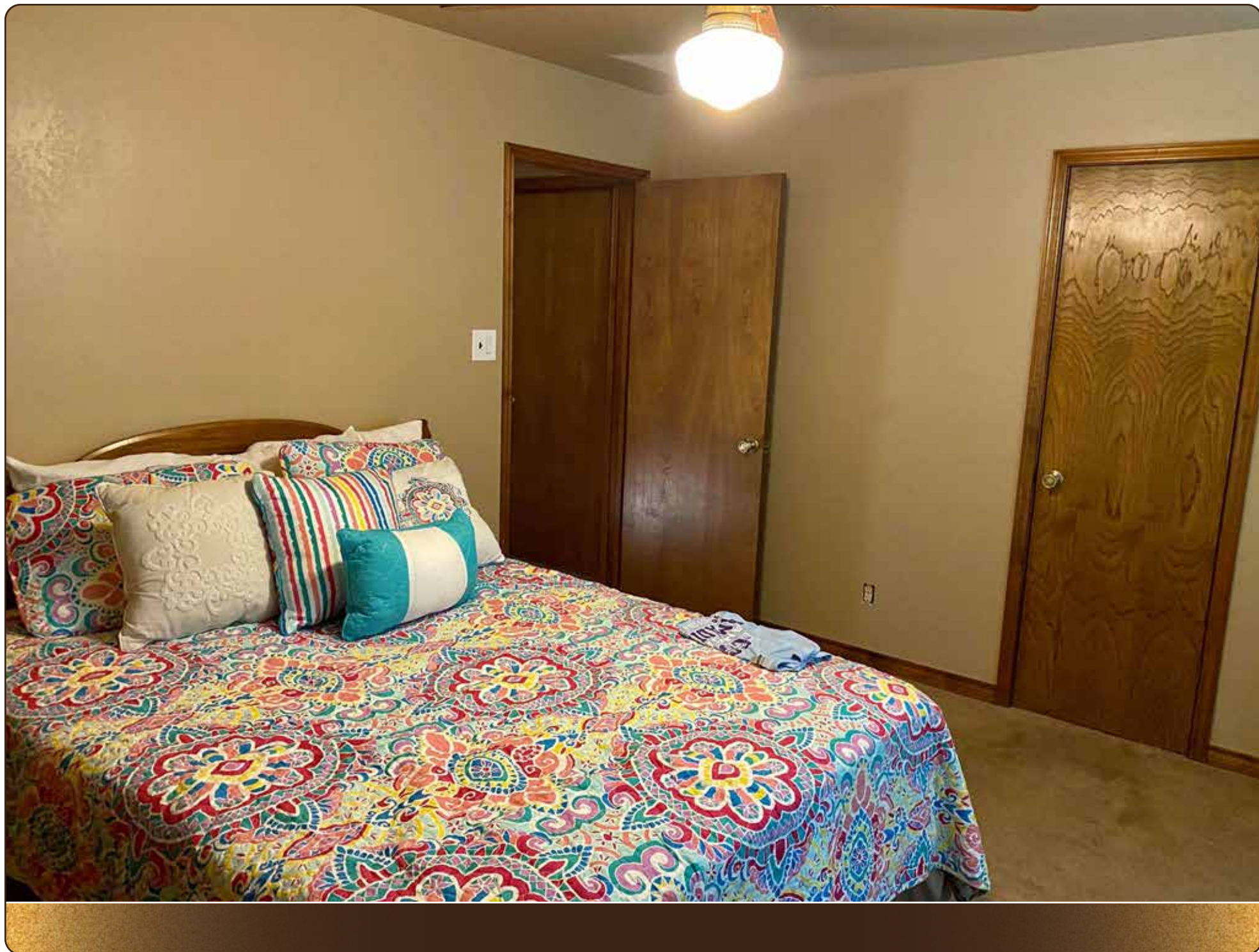


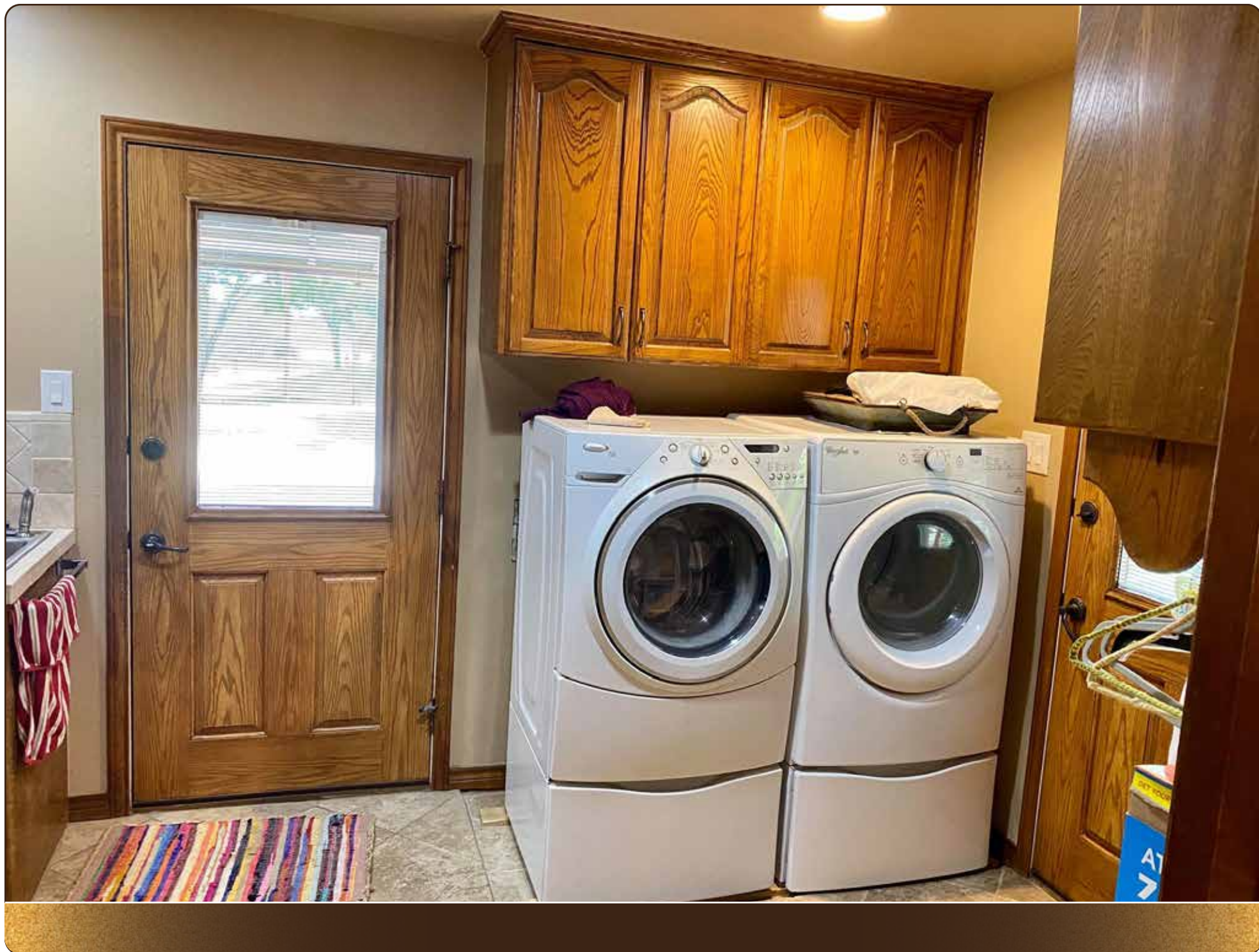


















AERIAL MAP



TOPOGRAPHY MAP



AREA MAP

The map displays the city of Lampasas, Texas, with a red outline highlighting a specific area on the west side, near County Road 1025 and FM 580. The map includes labels for major roads such as FM 580, FM 190, and FM 183, as well as local streets like Wave A, Wave B, Wave C, Wave E, and Wave F. Landmarks such as Oak Hill Cemetery, Turner Field Park, Cooper Springs Nature Park, and Hancock Golf Course are also marked. The title "AREA MAP" is prominently displayed at the top center.



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests.
- Inform the client of any material information about the property or transaction received by the broker.
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.

- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

TXR-2501

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Mike Bacon Drew Colvin

Information available at www.trec.texas.gov

IABS 1-0 Date

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INFO ON



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Disclosures: <https://tinyurl.com/y4mbr8kt> & <https://tinyurl.com/y6qo4o5w>